

177.0

0008

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

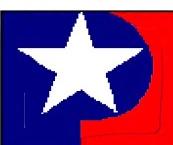
ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,103,400 / 1,103,400

USE VALUE: 1,103,400 / 1,103,400

ASSESSED: 1,103,400 / 1,103,400

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
25		UDINE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BENNOUR YOUSEF	
Owner 2:	
Owner 3:	
Street 1: 25 UDINE STREET	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y
Type:	

OWNER 1	NAME	ADDRESS	ST/PROV	ZIP	OWN OCC
Owner 1: BENNOUR YOUSEF					
Owner 2:					
Owner 3:					
Street 1: 25 UDINE STREET					
Street 2:					
Twn/City: ARLINGTON					
St/Prov: MA	Cntry				
Postal: 02476		Own Occ: Y			

OWNER 2	NAME	ADDRESS	ST/PROV	ZIP	OWN OCC
Owner 2:					
Owner 3:					
Street 1: 25 UDINE STREET					
Street 2:					
Twn/City: ARLINGTON					
St/Prov: MA	Cntry				
Postal: 02476		Own Occ: Y			

OWNER 3	NAME	ADDRESS	ST/PROV	ZIP	OWN OCC
Owner 3:					
Street 1: 25 UDINE STREET					
Street 2:					
Twn/City: ARLINGTON					
St/Prov: MA	Cntry				
Postal: 02476		Own Occ: Y			

PREVIOUS OWNER	NAME	ADDRESS	ST/PROV	ZIP	OWN OCC
Owner 1:					
Owner 2:					
Street 1:					
Twn/City:					
St/Prov:	Cntry				
Postal:					

NARRATIVE DESCRIPTION	DESCRIPTION	ST/PROV	ZIP	OWN OCC
This parcel contains .261 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Vinyl Exterior and 2924 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.				

OTHER ASSESSMENTS	DESCRIPTION	ST/PROV	ZIP	OWN OCC
Code	Descrip/No	Amount	Com. Int	

PROPERTY FACTORS	DESCRIPTION	%	Item	Code	Description
Item	Code	Description	%	Item	Code
Z	R1	SINGLE FA	100	water	
o				Sewer	
n				Electri	
Census:		Exempt			
Flood Haz:					
D				Topo	2
s				Street	
t				Gas:	

LAND SECTION (First 7 lines only)	DESCRIPTION	ST/PROV	ZIP	OWN OCC
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits
101	One Family		11357	Sq. Ft.
				Site

IN PROCESS APPRAISAL SUMMARY	Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
	101	11357.000	570,100	800	532,500	1,103,400		120078
								GIS Ref
								GIS Ref
								Insp Date
								07/02/18

PREVIOUS ASSESSMENT	Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
	2022	101	FV	570,100	800	11,357.	532,500	1,103,400		Year end	12/23/2021
	2021	101	FV	552,300	800	11,357.	532,500	1,085,600		Year End Roll	12/10/2020
	2020	101	FV	552,300	800	11,357.	532,500	1,085,600	1,085,600	Year End Roll	12/18/2019
	2019	101	FV	403,300	800	11,357.	524,900	929,000	929,000	Year End Roll	1/3/2019
	2018	101	FV	403,300	800	11,357.	403,200	807,300	807,300	Year End Roll	12/20/2017
	2017	101	FV	403,300	800	11,357.	380,400	784,500	784,500	Year End Roll	1/3/2017
	2016	101	FV	403,300	800	11,357.	349,900	754,000	754,000	Year End	1/4/2016
	2015	101	FV	393,200	900	11,357.	327,100	721,200	721,200	Year End Roll	12/11/2014

PAT ACCT.	Parcel ID	177.0-0008-0009.0	PRINT	Date	Time
				12/30/21	18:00:40
				12/17/19	12:27:56
					mmcmakin
					ASR Map:
					Fact Dist:
					Reval Dist:
					Year:
					LandReason:
					BldReason:
					CivilDistrict:
					Ratio:

BUILDING PERMITS	Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name	
	7/14/2003	565	Addition	120,000	C	9/2/2004	G5	GR FY05	ADD SFL & REDO KIT	7/2/2018	MEAS&NOTICE	BS	Barbara S	
										2/28/2013	Inspected	BR	B Rossignol	
										10/25/2008	Meas/Inspect	345	PATRIOT	
										9/2/2004	External Ins	BR	B Rossignol	
										4/1/2004	Permit Visit	BR	B Rossignol	
										2/25/2000	Inspected	276	PATRIOT	
										1/4/2000	Mailer Sent			
										12/28/1999	Measured	243	PATRIOT	
										1/1/1982		GP		
											Sign:	VERIFICATION OF VISIT NOT DATA	/	/

ACTIVITY INFORMATION	Date	Result	By	Name

LAND SECTION (First 7 lines only)	Use Code	Description	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
	101	One Family		11357	Sq. Ft.	0	70.	0.67	6							532,500					532,500		

IN PROCESS APPRAISAL SUMMARY	Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct



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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Very Good	OF=1 XTRA SHOWER IN EACH FBATH.								54					
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall: %	A Bath: 1	Rating: Fair									UAT					
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: GRAY	View / Desir:	3/4 Bath: 1	Rating: Good									SFL					
<b>GENERAL INFORMATION</b>				A 3QBth:	Rating:									FFL					
Grade: C+ - Average (+)				1/2 Bath:	Rating:									BMT					
Year Blt: 1951	Eff Yr Blt:	Location:		A HBth:	Rating:									26					
Alt LUC:	Alt %:	Total Units:		OthrFix: 2	Rating: Good														
Jurisdct: G5	Fact: .	Floor:		OTHER FEATURES	1st Res Grid Desc: Line 1 # Units 1														
Const Mod:	% Own:		Name:	Kits: 1	Rating: Very Good	Level FY LR DR D K FR RR BR FB HB L O													
Lump Sum Adj:	Name:		Frpl:	A Kits:	Rating:	Other													
<b>INTERIOR INFORMATION</b>				WSFlue:	Rating:	Upper													
Avg Ht/FL: STD	Prim Int Wal: 1 - Drywall	Sec Int Wall: 2 - Plaster	Partition: T - Typical	Condo Information	Totals	RMs: 10	BRs: 4	Baths: 1	HB	Lvl 2									
Prim Floors: 3 - Hardwood	Total: 10.8 %		DEPRECIATION	Exterior:	No Unit	RMS	BRS	FL	Lvl 1										
Sec Floors: 6 - Ceramic Tile	Total: 10.8 %		Phys Cond: GV - Good-VG	Interior:	1	10	4		Lower										
Bsmnt Flr: 14 - Asphalt Tile	Total: 10.8 %		Functional:	Additions: 2003	Kitchen:														
Subfloor:	Total: 10.8 %		Economic:		Baths:														
Bsmnt Gar: 1	Total: 10.8 %		Special:		Plumbing:														
Electric: 2 - Good	Total: 10.8 %		Override:		Electric:														
Insulation: 2 - Typical	Total: 10.8 %		CALC SUMMARY	General:	Heating:														
Int vs Ext: S	Total: 10.8 %		Basic \$ / SQ: 130.00	Totals	1	10	4												
Heat Fuel: 2 - Gas	Total: 10.8 %		Size Adj.: 1.00909710	COMPARABLE SALES															
Heat Type: 3 - Forced H/W	Total: 10.8 %		Const Adj.: 1.02151275	Rate	Parcel ID	Typ	Date	Sale Price											
# Heat Sys: 1	Total: 10.8 %		Adj \$ / SQ: 134.005																
% Heated: 100	Total: 10.8 %		Other Features: 109425																
Solar HW: NO	Total: 10.8 %		Grade Factor: 1.10																
% Com Wal	Total: 10.8 %		NBHD Inf: 1.00000000																
MOBILE HOME				NBHD Mod:															
SPEC FEATURES/YARD ITEMS				LUC Factor: 1.00															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	Image
19	Patio	D	Y	1	30X12	G	FR	1970	4.11	T	49	101			800			177.0-0008-0009.0	AssessPro Patriot Properties, Inc
More: N				Total Yard Items:	800	Total Special Features:								Total:	800				